Participating Jurisdiction (PJ): Independence   **State:** MO

PJ's Total HOME Allocation Received: $6,755,619   **PJ's Size Grouping*:** C   **PJ Since (FY):** 1994

Category	PJ		State Average		State Rank	Nat'l Average		Nat'l Ranking (Percentile):* Group C	Overall
					PJs in State: 7				
Program Progress:									
% of Funds Committed	99.61	%	95.00	%	1	94.94	%	86	88
% of Funds Disbursed	89.84	%	88.73	%	3	84.35	%	65	68
Leveraging Ratio for Rental Activities	3.92		3.55		5	4.59		50	44
% of Completed Rental Disbursements to All Rental Commitments***	96.45	%	92.62	%	4	81.38	%	41	54
% of Completed CHDO Disbursements to All CHDO Reservations***	50.48	%	74.70	%	7	68.05	%	22	20
Low-Income Benefit:									
% of 0-50% AMI Renters to All Renters	67.79	%	69.64	%	5	79.65	%	19	17
% of 0-30% AMI Renters to All Renters***	24.16	%	32.87	%	4	44.76	%	21	18
Lease-Up:									
% of Occupied Rental Units to All Completed Rental Units***	90.60	%	98.20	%	7	94.31	%	18	19

Overall Ranking: **In State:** 6 / 7   **Nationally:** 37   34

HOME Cost Per Unit and Number of Completed Units:

	PJ	State Average		Nat'l Average	Units		Overall
Rental Unit	$13,865	$23,633		$25,245	149	Units	17.50 %
Homebuyer Unit	$3,996	$12,177		$14,395	702	Units	82.50 %
Homeowner-Rehab Unit	$0	$11,298		$20,186	0	Units	0.00 %
TBRA Unit	$0	$4,849		$3,142	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to $3.5 million (57 PJs)

B = PJ's Annual Allocation is less than $3.5 million and greater than or equal to $1 million (194 PJs)

C = PJ's Annual Allocation is less than $1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence   MO

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	$34,242	$73,860	$0
State:*	$118,677	$78,680	$15,343
National:**	$88,539	$71,594	$22,853

CHDO Operating Expenses: (% of allocation)
- **PJ:** 3.4 %
- **National Avg:** 1.1 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	83.0	89.3	0.0	0.0
Black/African American:	8.9	2.4	0.0	0.0
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.7	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	1.5	0.7	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	5.9	6.1	0.0	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	45.2	41.8	0.0	0.0
2 Persons:	29.6	21.1	0.0	0.0
3 Persons:	12.6	17.1	0.0	0.0
4 Persons:	6.7	11.1	0.0	0.0
5 Persons:	4.4	5.4	0.0	0.0
6 Persons:	1.5	2.3	0.0	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	30.4	45.5	0.0	0.0
Elderly:	19.3	1.3	0.0	0.0
Related/Single Parent:	25.9	17.8	0.0	0.0
Related/Two Parent:	16.3	26.8	0.0	0.0
Other:	8.1	8.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	5.2	0.0 #
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	83.7	

# of Section 504 Compliant Units / Completed Units Since 2001   8

* The State average includes all local and the State PJs within that state

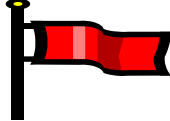** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Participating Jurisdiction (PJ): Independence   **State:** MO   **Group Rank:** 37
(Percentile)

State Rank: 6 / 7 PJs

Overall Rank: 34
(Percentile)

Summary: | 1 | / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	50.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	90.6	
	"ALLOCATION-YEARS" NOT DISBURSED***	> 3.060	1.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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